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EXTRAORDINARY

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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -1 Branch)

NOTIFICATION

The 16th October, 2025

No. H-U-11020/1/2025-5H1/I/1224389/1.- In the interest of the general public of the State and with a view to simplify and ease the process of determining the reserve price of the various sites being auctioned by the various development authorities under the administrative control of the Department, the Governor of the Punjab is pleased to amend the prevalent E-auction policy with respect to procedure for determination of reserve price for the various sites like residential/commercial plots, institutional/industrial sites etc.in the following manner;

I. The Development Authorities shall appoint three independent valuers empanelled by the Nationalised Banks/Income Tax Department for the valuation of the rates of the sites which have not been sold in the last 02 or more auctions and the average of the rates reported by these valuers be considered as a criteria for fixation of reserve price after taking approval from Chief Administrator of the authority. The independent valuers shall be required to report regarding the approximate rate of the site keeping in view the current market rate of the properties which will be considered for fixation of reserve price of such properties.

II. Reserve price once fixed for an auction will remain valid for an entire calendar year.

III. The reserve price fixed first time under this policy shall remain valid up to 31.12.2026 as only 4 months of the calendar year 2025-26 have left.

IV. All the Authorities shall complete the process of price fixation of properties to be auctioned in the subsequent year shall be completed before 31st December of the preceding year.

V. The size wise average rate of plots/sites shall be calculated by the development authorities on the basis of the result of auction. If more than 50% or more plots are sold in an area/sector, then the size wise average sale rate of sites/plots during the period/year shall be fixed as reserve price for the next year.

VI. If less than 50% plots are sold in an auction then size wise average sale rate of plots/sites

during the period/year, shall be reduced by 10%. However, the reserve price shall not be reduced than the reserve price fixed for the previous year.

VII. If a plot/site is not sold in an auction within a calendar year, the reserve price will be reduced by 10% at the level of Chief Administrator of the Authority. If the plot/site is not sold after reducing 10% rates in the subsequent auction, the reserve price will be further reduced by 5% at the level of Chief Administrator of the Authority

2. This notification issues in accordance with the advice of the Finance Department issued with letter dated 11.10.2025 and the decision of Council of Minister taken in its meeting held on dated 13.10.2025 conveyed by the Department of General Administration (Cabinet Affairs Branch) vide letter no. 1/220/2025-1CAB/5955 dated 13.10.2025.

3. The other terms and conditions of the E-auction policy remain intact/unchanged as notified with letter no. 10/02/2025-5HG1/226 dated 20.02.2025 and letter no. 10/02/2025-5HG1/768d dated 04.06.2025 of the Department.

Sd/-
VIKAS GARG, IAS
Principal Secretary, Govt. of Punjab
Department of Housing and Urban Development

Chandigarh

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